


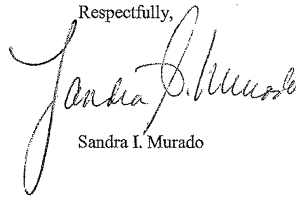
# Planning and Zoning Board and City Commission Public Hearing Comments

Proposed Somerset Grace Academy Charter School - Change in Land Use, Conditional Use and Site Plan Review Applications -  
624 Anastasia Avenue (University Baptist Church), Coral Gables, Florida

	Date Received	Name and Address	No comment	No objection	Object	Comments (Verbatim)
1.	10 11 10	Sandra I. Murado 901 Ponce de Leon Blvd, Suite 504 Coral Gables, FL 33134				 <p>October 7, 2010</p> <p>The Honorable Donald Slesnick II 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> <p>Dear Mayor Slesnick:</p> <p>Although my home is not in close proximity to the University Baptist Church (UBC) located at 624 Anastasia Avenue, Coral Gables, Florida 33134, I am deeply concerned by the actions taken by Somerset Academy, which is currently operating a charter school on the UBC site<sup>1</sup>. Not only do I believe that their operations on the UBC site are in direct violation of the Comprehensive Plan for the City of Coral Gables, but it is also in direct violation of the restrictive covenant imposed on UBC in 1977. Additionally, and importantly, the manner in which Somerset Academy "maneuvered" to establish a charter school where one like theirs is strictly prohibited at this time, flies in the face of transparency and appears, for lack of a better word, to be a form of "railroading".</p> <p>The Comprehensive Plan for the City of Coral Gables dictates that the UBC site is presently zoned "Religious/ Institutional" which does <b>not</b> permit a school, independent of the church, on the site and limits the school to 110 students. Somerset, I have learned, has in turn, applied to change the Comprehensive Plan of the City so that the site is zoned for "Community Facilities", thereby permitting it to be independent of the Church and increase its enrollment.</p> <p>Perhaps more disconcerting to me at this time is that the possible new "Community Facilities" designation for the UBC site will permit many more uses of the land that are not appropriate for a residential neighborhood should UBC decide to sell. This can include erecting public office buildings, constructing an FPL substation, or even placing a jail on the property. This change will then set the precedent for every other piece of property zoned "Religious/ Institutional" in Coral Gables, likely opening up every neighborhood to this potential development threat.</p> <p>In light of the possibility of the passage of Amendment 4 to the Florida Constitution on November 2, 2010, I want to make certain that any changes to our City's Comprehensive Plan are thoroughly studied for both its short-term and long-term implications and consequences for</p> <p><sup>1</sup> Interestingly, I found out about Somerset Academy when UBC accepted my deposit in February 2010 to enroll my then 3 year old son at UBC for the fall term. Approximately one week later, I was told telephonically that "a new school will be here in the fall and, unfortunately, "they do not take 3 year olds." I was asked if I wanted to have my deposit check mailed back to me or it can just be discarded.</p> <p>901 Ponce de Leon Blvd., Suite 504 Coral Gables, FL 33134 Tel: (305) 448-4300   Fax: (305) 448-0600 www.muradolaw.com</p>

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						<p>the residents of Coral Gables.</p> <p>I am respectfully requesting that all matters pertaining to this issue be subject to public hearing and made known to Coral Gables residents, both in writing and electronically via e-mail, in advance. Government accountability and transparency are key elements to establishing trust in our elected officials.</p> <p>Thank you for your anticipated professionalism and attention to this matter.</p> <p>Respectfully,</p>  <p>Sandra I. Murado</p>
2.	02 08 11	Alicia Vidal			X	<p>From: GreenPaperMoon@aol.com  Date: February 8, 2011 3:33:51 AM EST  To: donslesnick@coralgables.com, wkerdyk@coralgables.com, wwithers@coralgables.com, rcabrera@coralgables.com, manderson@coralgables.com, psalerno@coralgables.com, eriel@coralgables.com  Cc: GreenPaperMoon@aol.com  Subject: Somerset Gables</p> <p>I hope that you vote against Somerset Gables' "take-over" of our residential area, including the Library, the Youth Center (and our peace of mind due to traffic congestion, cars speeding, parking everywhere they find a space, noises, and more chances of "car accidents").</p> <p>I still feel that it should have never been allowed to get in U.B.C. but enough is enough! Stop them now!</p> <p>Alicia Vidal</p>
3.	03 05 11	F. Scott and Patricia Singleton 3421 Riviera Drive Coral Gables, FL 33134			X	<p>We strongly oppose to any change to the Covenant and Ordinance of 1977, namely, changing zoning to accommodate Somerset Academy in expanding their school. A letter to Zoning Board members was emailed on 3/5/11; it explained our position in opposing this proposal.</p> <p>Attached email:</p> <p>From: psingle123@aol.com  Date: March 5, 2011 4:48:49 PM EST  To: coejack@bellsouth.net, jeffreyF@cwfpa.com, Roberta@beharfont.com, jsalman@c3ts.com, eibi@bellsouth.net, patkeon@aol.com, colazabal@coralgables.com, eriel@coralgables.com  Subject: Opposition to Proposed Change of Land Use  Dear Zoning Board Members:</p>

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						<p>As a resident for over thirty years in the same home, with a clear view of The University Baptist Church, I have observed many changes in this area, namely the increase in traffic. The church (serving as a child-care center, venue for senior citizen activities, and now a charter school, albeit on a limited basis) along with The Coral Gables Library, Youth Center, and nearby Coral Gables High School all generate a large volume of traffic. The simple task of exiting one's driveway has become a major deal. I find it incredible that anyone would think that the infusion of hundreds of students and vehicles wouldn't negatively impact the current situation.</p> <p>Further, as a teacher and parent, I am mindful of children and their needs. We are currently well-served educationally by Coral Gables Elementary, West Lab, plus many fine private schools. We've experienced an influx of young families in this Gables neighborhood; this has added strollers, toddlers, and pets. I respectfully submit that more traffic would be an endangerment.</p> <p>Please abide by the Covenant and Ordinance made in 1977 stating that "the property will be held as one tract, and not be leased or rented separately." Thank you for any consideration given to this letter of opposition to change of land being sought by Somerset Academy Gables/Academica.</p> <p>Respectfully, Patricia Singleton</p>
4.	03 06 11	Sandra Pollack 1025 Anastasia Avenue			X	<p>From: Sandrajimpollack@aol.com &lt;Sandrajimpollack@aol.com&gt; To: Olazabal, Carmen Sent: Sun Mar 06 14:13:16 2011 Subject: Somerset academy</p> <p>Please do NOT allow more traffic for the UBC. I have buses, Biltmore , 2 churches, trucks to maintain the golf course and ambulances to Miami Childrens. Please do NOT add more reasons to make it harder to get out of my driveway.</p> <p>Thank you. Sandra Pollack 1025 Anastasia Ave</p>
5.	03 07 11	Pepe Granat, MD 7800 Red Road, Suite 202 South Miami, FL 33143			X	<p>From: Pepi Granat &lt;pepigranat@aol.com&gt; Date: March 7, 2011 10:45:38 PM EST To: coejack@bellsouth.net, jeffreyf@flanagan-williard.com, robert@beharfont.com, jsalman@c3ts.com, bi@bellsouth.net, patkeon@aol.comcolazabal@coralgables.com, eriel@coralgables.com Subject: Keep the Covenant Esteemed Zoning Board Members &amp; Zoning Staff:</p> <p>Below my remarks is a copy of a letter that our neighbors of the Biltmore Neighborhood Association drafted, with which I &amp; my husband, Raul R.Cuadrado completely agree.</p>

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						<p>We live here. Our homes and our LIVES abut the corner (Riviera &amp; Segovia) where this disgraceful breach of contracts may be about to take place -- but for YOUR wisdom, perspicacity and excellent judgment.</p> <p>I am sure you will all consider ALL the facts, the intent of the descendants of the "founding fathers -- and mothers" of our beautiful city, and will make the RIGHT decision.</p> <p>That a "school" could come charging in, for its own (&amp; the church's) economic advantage, &amp; ruin a whole neighborhood, setting a dangerous precedent for ALL Coral Gables neighborhoods, would be a perversion of justice and judgment.</p> <p>The facts that the parents, kids, &amp; even the principal parties of the school are forceful, aggressive, well-organized into a lobbying group w/ obvious huge funding, have a well-organized, vociferous campaign, vastly outnumber us neighbors WHO LIVE HERE, &amp; no doubt are perfectly nice people, are all irrelevant. They are asking you to do the wrong thing -- &amp; everyone knows it.</p> <p>Here is the letter with which I and my husband Raul R.Cuadrado (3250 Riviera Drive) fully concur:</p> <p>We feel the church and the City should abide by the Covenant and Ordinance that was made back in 1977 stating that "the property will be held as one tract, and not be leased or rented (separately)." It was specifically set up as a pre-kindergarten Nursery School and Mother's Day Out Program run by the Church. Somerset/Academica, as you know, went to court against the city to challenge this and lost.</p> <p>Now they want to change the Comprehensive Plan of Coral Gables, giving the property the new and very broad designation of "Community Facility." There is not a single property in all of Coral Gables that has this designation. This designation is so new and so open that even a jail or a utility plant could be built on the property once so designated. This is a terrible precedent. It could even happen to places like the Country Club property or anywhere else in the City.</p> <p>So, obviously we are strongly against this change. It is vitally important that they do not make a zoning change for University Baptist Church.</p> <p>Pepi Granat Cuadrado</p> <p>Pepi Granat, MD 7800 Red Road, Suite 202 South Miami, FL 33143 305 661 7609; fax 305 667 8266</p>
6.	03 07 11	Louan Zagarino			X	<p>From: BNA Newsletter [mailto:bna-newsletter@biltmoreneighborhoodassociation.com] Sent: Monday, March 07, 2011 5:25 PM</p>

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						<p>To: BNA-info Subject: Please forward this letter to the Zoning Board</p> <p>Dear Neighbors and Friends against the School.</p> <p>The Zoning Board will meet soon to discuss a very important and damaging change in land use at Somerset Gables. We all need to send letters to the Zoning Board expressing our concerns. I have attached a sample letter, which you may copy, add your name and address, and send to all the Zoning Board members. Or, you may write your own letter. A few facts:</p> <p>We feel the church and the City should abide by the Covenant and Ordinance that was made back in 1977 stating that "the property will be held as one tract, and not be leased or rented (separately)." It was specifically set up as a pre-kindergarten Nursery School and Mother's Day Out Program run by the Church. Somerset/Academica, as you know, went to court against the city to challenge this and lost.</p> <p>Now they want to change the Comprehensive Plan of Coral Gables, giving the property the new and very broad designation of "Community Facility." There is not a single property in all of Coral Gables that has this designation. This designation is so new and so open that even a jail or a utility plant could be built on the property once so designated. This is a terrible precedent. It could even happen to places like the Country Club property or anywhere else in the City.</p> <p>So, obviously I am against this change. It is vitally important that they do not make a zoning change for University Baptist Church. The other side is writing lots of letters, so we need to keep up.</p> <p>Thanks, Louan Zagarino</p> <p>The members are: Jack Coe, coejack@bellsouth.net Jeffrey Flanagan, jeffreyf@flanagan-williard.com Robert Behar, robert@beharfont.com Javier F. Salman, jsalman@c3ts.com Eibi Aizenstat, eibi@bellsouth.net Patricia Ann Keon, patkeon@aol.com Carmen Olazabal, Building and Zoning director, colazabal@coralgables.com Eric Riel, Head of Planning and Zoning, eriel@coralgables.com</p>
7.	03 07 11	Robert A. Burr				<p>From: Robert Burr &lt;robertburr@gmail.com&gt; Sent: Mon Mar 07 20:38:44 2011 Subject: zoning designation of "Community Facility"</p> <p>Zoning Board Member,</p>

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						<p>I'm concerned that there is a possibility that the University Baptist Church property could be rezoned with a designation of "Community Facility."</p> <p>Is this possible? Under what scenario might this occur?</p> <p>I assume you've had a thorough briefing on this issue. Now, I appreciate your succinct reply to help me understand the issue from your point of view.</p> <p>Robert A. Burr editor, Great Gables Guide and Great Gables Events rob@greatgables.com greatgables@gmail.com 305-443-7973 559-ROB-BURR (762-2877) http://www.greatgables.com</p> <p>Robert A. Burr robertburr@gmail.com 305-443-7973 559-ROB-BURR (762-2877)</p>
8.	03 08 11	Marianne and Jose M. Arellano 921 Anastasia Avenue Coral Gables, FL 33134 <a href="mailto:canimarOIL@aol.com">canimarOIL@aol.com</a>			X	<p>From: CanimarOIL@aol.com Date: March 8, 2011 12:49:46 PM EST To: coejack@bellsouth.net, jeffreyf@flanagan-williard.com, robert@behartfont.com, jsalman@c3ts.com, eibi@bellsouth.net, patkeon@aol.com, colazabal@coralgables.com, eriel@coralgables.com Cc: info@biltmoreneighborhoodassociation.com, bna-newsletter@biltmoreneighborhoodassociation.com Subject: Opposing Somerset Academy build up. March 8, 2011</p> <div> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2nd Floor Floor Coral Gables, FL 33134</p> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3rd Coral Gables, FL 33134</p> </div> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my opposition to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p>

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						<p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in direct violation of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has never been used in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote against the proposed change.</p> <p>Sincerely yours,  Marianne and Jose M. Arellano  921 Anastasia Avenue  Coral Gables, FL 33134</p>
9.	03 08 11	Laura & Clinton Payne 800 Anastasia Avenue Coral Gables, FL <a href="mailto:Payne_family@bellsouth.net">Payne_family@bellsouth.net</a>			X	<p>From: Laura Payne &lt;payne_family@bellsouth.net&gt;  Date: March 8, 2011 4:48:02 PM EST  To: &lt;eriel@coralgables.com&gt;, &lt;colazabal@coralgables.com&gt;  Subject: Please consider our opposition to the change of land use by Somerset CG/Academica  March 8, 2011</p> <div style="display: flex; justify-content: space-between;"> <div> Mr. Eric Riel, Jr.  Planning Director  City of Coral Gables  405 Biltmore Way, 2nd Floor  Coral Gables, FL 33134 </div> <div> Ms. Carmen Olazabal  Building &amp; Zoning Director  City of Coral Gables  405 Biltmore Way, 3rd Floor  Coral Gables, FL 33134 </div> </div> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, we want to express our opposition to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>We believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in direct violation of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has never been used in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p>

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						<p>We ask that you vote against the proposed change.</p> <p>Sincerely yours,  Laura &amp; Clinton Payne  800 Anastasia Avenue</p>
10.	03 09 11	Pepi Granat, MD 7800 Red Road, Suite 202 South Miami, FL 33143 <a href="mailto:pepigranat@aol.com">pepigranat@aol.com</a>				<p>A GABLES FABLE</p> <p>Once a city they called Coral Gables  Nearly turned into one of its fables  Nearly grew a big school  That would bend every rule  Of good sense, but was saved by the neighbors.</p> <p>Who turned out to point out the folly  Of traffic much worse than the trolley  Near Youth Center and Library  That seemed awfully contrary  To neighbors who now were not jolly.</p> <p>So after a bit of a fuss  Each side showing minus and plus  The school went elsewhere  Leaving neighborhoods there  Realizing life ever was thus.</p> <p>Pepi Granat Cuadrado &amp; Raul R. Cuadrado ---- Meaning: Life ever is filled with futile fights, such as this one. We hope you will do your duty and return our neighborhood to all of us---  WE could be YOU next time.</p> <p>Pepi Granat, MD  7800 Red Road, Suite 202  South Miami, FL 33143  305 661 7609; fax 305 667 8266</p>
11.	03 10 11	Jill Martin 733 Catalonia Avenue Coral Gables, FL <a href="mailto:jillandcarlos@aol.com">jillandcarlos@aol.com</a>			X	<p>From: Jill Martin &lt;jillandcarlos@aol.com&gt;  Date: March 10, 2011 6:24:31 AM EST  To: coejack@bellsouth.net, jeffreyy@flanagan-willard.com, robert@beharfont.com, jsalman@c3ts.com, eibi@bellsouth.net, patkeon@aol.com, colazabal@coralgables.com, eriel@coralgables.com  Subject: Please Save My Neighborhood!  Dear Members of Coral Gables Zoning and Planning Board,</p> <p>I respectfully write to you regarding the proposed zoning change for University Baptist Church and ask you to carefully consider the adverse effect this change would have on the surrounding homes and community facilities. The Coral Gables library, Youth Center</p>

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						<p>and the Biltmore Hotel are all in close proximity to UBC and parking and access to these facilities would be more difficult. As the owner of property at 733 Catalonia Avenue, my family resides just 3 blocks from the site of the church. We regularly walk, ride bikes and play along the Biltmore neighborhood streets and sidewalks with our children. When my young family relocated to Coral Gables from Manhattan 3 years ago, we specifically chose to purchase a home in this neighborhood because it offered us so many places to walk to. My block of Catalonia happens to have no sidewalks. I have serious concerns about the increased traffic and safety risks such a large number of cars would bring into this area throughout the day.</p> <p>Coral Gables has a proud history of protecting its residents and their neighborhoods. It established a covenant in 1977 which defined the guidelines for land usage of this site. Changing the zoning to "community facility" would be such a broad designation and set a dangerous precedent. No other property in Coral Gables has such a title. Somerset Gables Charter School is an entity of Academica, a for-profit corporation, whose interest is to make money. They have deep pockets and some influential parents and have launched an aggressive campaign. The school currently has many families enrolled who live in Coconut Grove and are not even residents and taxpayers of Coral Gables. Throughout this process, residents have felt misled, been portrayed as anti-schools and have been overspent in the ongoing legal battle. Many of us are worried about what might happen to our property values during these uncertain times if the character of our neighborhood changes for the worse.</p> <p>As an educator and mother, I recognize the need for more quality school choices for families. However, the solution to this education crisis can not come at the expense of my lovely neighborhood and the quality of life of its residents. Please uphold the previous legal decisions and reject the proposed zoning changes for the University Baptist Church site. In doing so, your will protecting the vital Biltmore neighborhood and preserving Coral Gables for future generations.</p> <p>Sincerely, Jill Martin 733 Catalonia Avenue</p>
12.	03 10 11	Victor A. de Diego 708 Anastasia Avenue Coral Gables, FL 33134 <a href="mailto:vdediego@hunton.com">vdediego@hunton.com</a>			X	<p>Attached please find our written objection. We will make every effort to attend the hearing, however, due to the short notice we may not have the opportunity. Please confirm that the objection has been received and will be placed on any record maintained.</p> <p>Best Regards,</p> <p>Victor A. de Diego</p> <p>Victor A. de Diego &amp; Maria C. Perrina ("Residents") as property owners of 708 Anastasia Avenue, a home located directly in the impacted area hereby vigorously object to Application # 07-10-113-P, Residents recently purchased their home at a premium due to the tranquility that the neighborhood would provide. First, additional hearings should be</p>

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						conducted before deciding to change the land use from Religious to Community Services, and objects that receiving 13 days written notice is insufficient notice to hold a true and complete public forum. As to the second and third request – a 735 student facility in that location is simply absurd. The location is simply just not designed to handle that type school nor is it desired in the neighborhood. There is already plenty of traffic in the morning without the and additional 735 parents, teachers, and staff. We need to keep the area safe for pedestrians.
13.	03 10 11	Oktay & Nuisel Ural 3608 Anderson Road Coral Gables, FL <a href="mailto:ninurl@aol.com">ninurl@aol.com</a>			X	3/10/2011  We, Oktay & Nursel Ural at 3608 Anderson Rd CG, do hereby object to this application: 07-10-113-P requesting change of land use and site plan review- Somerset Grace Academy Charter School Our e-mail address is ninurl@aol.com  Sincerely, Oktay & Nuisel Ural
14.	03 10 11	William Hutchinson 1216 Palermo Avenue Coral Gables, FL 33134 <a href="mailto:Ta1@peg.us.com">Ta1@peg.us.com</a>			X	People who live or have lived close to a school, as I now do, understand the problems that it creates, mainly relating to traffic during the drop-off and pickup hours, and litter from the kids. Where the school is established or where there is an abundance of adjacent roadway to support a new or expanded facility, we certainly can support the facility. We all recognize the importance of schools. But it is important to recognize that the impact of a school on a neighborhood is no different from that of a commercial development like a shopping center. We definitely consider the proposed development inappropriate for the neighborhood.
15.	03 10 11	Ricardo and Jackeline Londono 628 Aledo Avenue Coral Gables, FL 33134 <a href="mailto:rlondono@mwus.us">rlondono@mwus.us</a>	X	X		
16.	03 10 11	Raul & Isabel Martinez, Jr. 422 Cadima Avenue Coral Gables, FL <a href="mailto:raulmartinezjr@ismlegal.com">raulmartinezjr@ismlegal.com</a>		X		The school should be allowed to expand.
17.	03 10 11	Patricia N. Shillington 731 Malaga Avenue Coral Gables, FL 33134 <a href="mailto:psmiami@me.com">psmiami@me.com</a>			X	Dear Planning and Zoning Board, City Commissioners and City Commission candidates,  I am a homeowner in the neighborhood near University Baptist Church and I object to the proposed change in land use for that property. I think it would set an egregious precedent for our neighborhood and the entire city, and could result in allowing horribly incompatible uses for that land (across the street from the Youth Center and Library, no less).  I believe the church and school were not straightforward with the city or the neighborhood, from the beginning, about their plans. There was much subterfuge and that has created a clear lack of trust from the nearby residents. The school is now requesting even more students than its initial request with the school system, even after a judge ruled against

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						<p>them last year. Despite my lack of respect for the way this entire issue has been handled, I will concede that a school the size it is currently has not negatively affected our neighborhood. I have no objection to a school continuing at this size or at the size the church and city had agreed on previously -- about 200 students, I believe.</p> <p>Anything above that I would object to. I have a child in middle school who attended Gables Elementary and had two other nearby excellent options for public education. Private and parochial options abound as well. Nearby A-rated public middle schools also abound. As a parent and Gables resident, I do not see the need for this school. I also think it's completely unacceptable and ludicrous to propose a K-8 center with no property on which children can run and play. Even without considering the obesity epidemic among American children, it's preposterous to propose a school for 4- through 14-year-olds with no athletic field or open space -- without children learning how to play the most basic team sports. This is a crucial educational need.</p> <p>Please be reasonable and reject this application for land use change -- both because a large school should not be located there and because it opens the door to future uses incompatible with a residential neighborhood. Please do not allow a large K-8 center in a residential neighborhood on a small piece of property with no open space for children to play and learn sports. It's our neighborhood today, but it could be yours tomorrow, that faces such an issue. There is much precedent in the city for keeping a handle on the size of schools and for maintaining a high quality of residential life. There are also plenty of prospective properties in the Gables urban core where such a for-profit school could be located and would be more appropriate.</p> <p>Thank you for your consideration.</p> <p>Very truly yours,  Patricia N. Shillington  305-606-9909  731 Malaga Ave.  Coral Gables, FL 33134</p>
18.	03 10 11	Gabriel Pulido & Diana C. Serpa 637 Aledo Avenue Coral Gables, FL 33134 <a href="mailto:gabpuli@gmail.com">gabpuli@gmail.com</a>			X	<p>1. Somerset Academy should have NEVER been allowed to operate the current school even with 110 students as the current land use designation is "religious/Institutional" and they are not a parochial school. A change of land use at this stage to increase the size of a school that should have never been allowed to operate would be insulting as it would in essence propel the interests of this company over those of the residents that have been living in the area for many years. 2. Somerset Academy knew full well that the existing land use would not allow them to run a school of the size they require at this location. As a result, we see that the city should make no efforts to alleviate Somerset's current situation as they should have done their due diligence prior to accepting the agreement on this location. WE WILL BE GREATLY HARMED IF THIS LAND USE CHANGE PASSES.</p>
19.	03 10 11	Angela and Daniel Durand 3407 Toledo Street <a href="mailto:gingerdurand@yahoo.com">gingerdurand@yahoo.com</a>			X	<p>From: Angela Durand [mailto:<a href="mailto:gingerdurand@yahoo.com">gingerdurand@yahoo.com</a>]  Sent: Thursday, March 10, 2011 3:59 PM  To: <a href="mailto:coejack@bellsouth.net">coejack@bellsouth.net</a>; <a href="mailto:jeffreyf@flanagan-williard.com">jeffreyf@flanagan-williard.com</a>; <a href="mailto:robert@beharfont.com">robert@beharfont.com</a>;</p>

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## Proposed Somerset Grace Academy Charter School Public Hearing Comments

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					<p>jsalman@c3ts.com; eibi@bellsouth.net; patkeon@aol.com; Olazabal, Carmen; Riel, Eric Cc: Slesnick, Donald; Kerdyk, William; Cabrera, Ralph; Anderson, Maria; Withers, Wayne; bna-newsletter@biltmoreneighborhoodassociation.com Subject: University Baptist Church</p> <p>Ladies and Gentlemen:</p> <p>The Zoning Board will meet soon to discuss a very important and damaging change in land use at University Baptist Church ("UBC").</p> <p>As residents of Toledo Street for more than 23 years we know and love the neighborhood. We are well aware that Toledo Street and the neighborhood are at present used during rush hours on business days by local traffic and vehicles from other parts of the county to avoid heavier traffic on Bird Road, University Drive, Riviera Drive, Segovia, Granada, Biltmore Way, Red Road and LeJeune. On weekends the church traffic overflows into Riviera Drive, Anastasia, Segovia, the Youth Center (itself a major attraction to city residents and users from other areas) and the Library.</p> <p>The proposed accommodation of 735 (an additional almost 600% of the present number of) pupils at UBC will impose even more stress on the surrounding residential streets. Rush hours will now be perceived to include the extended school "drop off" hours as drivers will wish to avoid Segovia at all costs. The quiet enjoyment of our residential neighborhood will be seriously impacted, not to mention the grave wear and tear on road infrastructure and swale landscaping.</p> <p>It is our opinion and that of a great many others that UBC and the City should abide by the 1977 Covenant and Ordinance which states "the property will be held as one tract, and not be leased or rented (separately)." The existing use was SPECIFICALLY set up as a pre-kindergarten Nursery School and Mother's Day Out Program run by the Church to accommodate 110 pupils. Somerset/Academica, as you know, went to court against the city to challenge this and lost. Now they want to change the Comprehensive Plan of Coral Gables, giving the property the new and very broad designation of "Community Facility." There is not a single property in all of Coral Gables that has this designation. This designation is so new and so open that even a jail or a utility plant could be built on the property once so designated. This is a terrible precedent. It could mean the same fate for the Country Club property or anywhere else in the City.</p> <p>We therefore object most vigorously to even consideration of this change. It just does not fit in with the spirit of Coral Gables - a city of residents quite accustomed to reasonable and suitable compromise. It is vitally important that you do not make a zoning change for University Baptist Church/Somerset for the above-stated reasons, among others which will no doubt be expressed by many of our neighbors.</p>

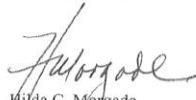
<sup>1</sup> Comments are duplicate comments provided to various parties.

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						Sincerely, Angela and Daniel Durand 3407 Toledo Street Tel: 305/448-9992
20.	03 10 11	Rafael Moreno and Lucia Moreno, owners 707 Malaga Avenue Coral Gables, FL 33134 Rmoreno707@bellsouth.net	X		X	
21.	03 10 11	Jose N. Palacios & Katherine Palacios 3614 Riviera Court Coral Gables, FL			X	We don't want more traffic & noise. This request for zoning change is just the first of many requests and that means that if we don't stop it now, we'll be looking at a major problem/inconvenience down the road. There's plenty of land/properties outside Coral Gables where this and other academies can be set up.
22.	03 10 11	Hilda Morgade 3002-3004 Segovia Street Coral Gables, FL 33134 hmorgade@delavegamorgade.com			X	From: Hilda Morgade [mailto:HMorgade@delavegamorgade.com] Sent: Thursday, March 10, 2011 4:23 PM To: Riel, Eric Cc: Olazabal, Carmen; coejack@bellsouth.net; jeffreyf@flanagan-williard.com; robert@beharfont.com; jsalman@c3ts.com; eibi@bellsouth.net; patkeon@aol.com Subject: Opposition to Proposed Change of Land Use  Attached signed letter in opposition to the proposed change of land use being sought by Somerset Academy Gables/Academica.

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						<p>March 7, 2011</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> </div> <div> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> </div> </div> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has <u>never been used</u> in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <div style="text-align: center;">   Hilda C. Morgade  3002-3004 Segovia Street  Coral Gables, FL 33134 </div>
23.	03 10 11	Alex Mantecon 3267 Riviera Drive alex@mvreh.com			<b>X</b>	<p>Dear Planning and Zoning Board, City Commissioners and Mayor:</p> <p>My Wife and I live in the neighborhood of University Baptist Church and are extremely concerned with the application that Somerset has made to change the comprehensive land use and the increase in the # of students. It has come to my attention that they state that the property can easily sustain 735 students and have submitted traffic studies to support their argument. This is ridiculous... I am a Real Estate Investor and Developer as well and am very familiar with the impact that this will have on our neighborhood. As it stands with the current 110 students, I have to contend with some traffic 5 days a week in the morning and the afternoon and on Saturdays and Sundays, I have to deal with extreme traffic from masses and evening events. The building itself may be able to handle 735 students, but the NEIGHBORHOOD certainly CAN NOT. The City was well aware of</p>


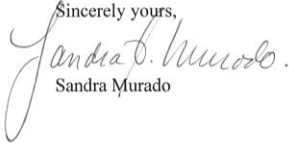
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						<p>this years ago when they passed Ordinance 2252 limiting the # of students to 110, required the pick-up and drop-off to be from Segovia and limiting the age of students and hours of operation.</p> <p>When my wife and I purchased our home, (what is usually the biggest investment of peoples lives) we saw what was at the UBC site and evaluated the traffic that the daycare and church brought to the neighborhood and we agreed that we could live with that. Being in Real Estate, I saw that the school was limited in what they could grow to and how they could operate due to the Ordinance that was passed by the City. I based my decision based on the assumption that the City would uphold it's Ordinances. To my surprise, the City, in complete disregard to their own Ordinance currently allows the pick-up and drop-off to be off Cardena so all traffic has to go through Riviera and then Anastasia, has disregarded the hours of operation (On certain evenings, I have to wait for traffic on Riviera because the school is having a "Family Night") and now allows much older kids! The only thing the school is abiding by is the # of students and now they want to do away with that as well.</p> <p>The # of students is not the only factor that affects a neighborhood but seems to be the only one that the City is concerned with. As the prior city Commission reasoned, the hours of operation, the location of the pick-up and drop-off and the age of the students are all important factors in the impact it has on a neighborhood. Our Neighborhood is already suffering due to a complete disregard of all these limitations which were put in place for a reason. As an owner, neighbor and father of three children, I implore that you do not allow the school to grow any more than what it currently is. We have already given-up a significant amount of concessions to the UBC Site and anything else will be a complete disregard to the fabric of our neighborhood and our property values.</p> <p>In speaking with some of the members of the PTA of Somerset, they have told me that they would hate it if it happened in their neighborhood. If you approve the change to the comprehensive plan, you are setting a precedent in Coral Gables in which every Church will be applying for the same change and you will have an uphill battle to defend an argument for not allowing the change. Once you allow one Church to do it, you have set a precedent for every church. At that point, this WILL be in everyone's neighborhood.</p> <p>Please feel free to contact me if you have any questions or if I have misstated something.</p> <p>Sincerely,  Alex Mantecon  3267 Riviera Drive  Cell: 305-984-4861</p>

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24.	03 10 11	Sandra Murado 901 Ponce de Leon Blvd., Suite 504 Coral Gables, FL 33134			X	 <p>March 8, 2011</p> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has <u>never been used</u> in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,    Sandra Murado</p> <p>901 Ponce de Leon Blvd., Suite 504 Coral Gables, FL 33134 Tel: (305) 448-4300   Fax: (305) 448-0600 www.muradolaw.com</p> <p>RECEIVED 2011 MAR -9 AM 11: 29 CITY OF CORAL GABLES PLANNING DEPARTMENT 2011 MAR 10 AM 6: 29</p>
25.	03 10 11	Natalie Tanen and Jeffrey Tanen			X	Please see attached page.

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		3260 Riviera Drive Coral Gables, FL 33134 ntanen@aol.com				<p>To you ladies and gentlemen who are serving our community,</p> <p>My name is Natalie Tanen and my husband, Jeffrey Tanen, and I have resided in our home on Riviera Dr for over 32 years. We would like to thank you for your ongoing efforts to protect our community. We have loved the tranquil setting of our neighborhood and enjoyed raising our children here.</p> <p>We have been greatly dismayed by the possibility that Somerset Schools may prevail in their quest to change the zoning at University Baptist Church so that they can increase the size of the school they now have in place at UBS from 110 students to over 735 students. We are strongly opposed to such a change. Not only does it go against the existing Covenant and Ordinance that was made in 1977 but opens up a Pandora's box to all kind of zoning issues that we will all regret in the future if they get their way. .</p> <p>Somerset is a profit making entity and has the ability to locate their school in any other location that has the appropriate zoning in place. There are public schools in Coral Gables with capacity to serve our community without this charter school. Given these facts, why should they be granted the right to change the existing zoning which has served the area so beautifully for so many years?</p> <p>Allowing the school, which works well at its current size of 110 students, to increase its numbers to 735 will most certainly cause serious and undesirable safety and health issues. Furthermore, it will create traffic congestion and consequent accidents arising from cramming too many vehicles in one small area at the same time. This is logical and apparent regardless of paid traffic studies. Why should we allow private enterprise to benefit from our public coffers. More traffic control will be needed by police and more rescue vehicles for accidents. Why allow such a strain on the traffic to this area and a dangerous traffic situation to arise for the public dollars to cover..</p> <p>The lack of playground and physical education facilities cannot meet good standards for the students and begs one to think that the Youth Center will likely be used to accommodate those needs and its public parking, again allowing public facilities to be used by private enterprise for their own gain. Supporting a profit making school is not the purpose of the Youth Center and makes for greater costs of maintenance should this scenario occur.</p> <p>It is also hard to fathom why this school is even necessary given the fact that there are openings available in the existing Coral Gables public schools that exceed the number of public school age children. How can we possibly justify disrupting a neighborhood, lowering property values in the area, pulling Coral Gables school aged children away from existing public school in the name of serving the profit motivated actions of the Somerset/Academia business entity all at public expense.</p> <p>At a recent "town hall meeting" the minister for UBS said that the church is solvent and in very good shape financially. Why would our community be sacrificed to increase the</p>

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						<p>bottom line of Somerset. There just does not seem to be a good reason to change the existing zoning to allow the school to increase in size. T</p> <p>Please do not approve the change that is being requested. Please leave the existing zoning in place.</p> <p>Thank you for your consideration, Natalie Tanen and Jeffrey Tanen</p>
26.	03 10 11	Cristina & Raul Herrera 1410 Ferdinand Street Coral Gables, FL 33134 cristinalherrero@gmail.com		X		<p>Attached please find my husband and my letters in support of the change of land use for Somerset Grace. Please let me know if there is anything else we could do to help make this school a reality for so many Coral Gables residents that want it. Thank you.</p> <p>I support the change of land use and increasing enrollment at Somerset Grace.</p>
27.	03 10 11	Bruce Fitzgerald 2842 De Soto Blvd. Coral Gables, FL 33134				<p>8 March 2011</p> <p>RECEIVED 2011 MAR -9 AM 11:30 CITY OF CORAL GABLES PLANNING DEPARTMENT</p> <p>Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3rd Floor Coral Gables, FL 33134</p> <p>Re: Proposed Change of Land Use in Coral Gables</p> <p>Dear Ms. Olazabal:</p> <p>As a long-time resident of Coral Gables, I am dismayed and alarmed at what appears to be an attempt on the part of Somerset /Academica to overturn the 1968 Covenant and the 1977 Ordinance entered into by the City of Coral Gables and the University Baptist Church, which, if approved by the Zoning Board, would result in a change of land use in violation of the intent and language of the original agreements. At least that is my understanding of the situation.</p> <p>In addition to the increase in traffic congestion that will occur should the Comprehensive Plan of Coral Gables be altered and the land leased separately, the property's new designation as a "Community Facility" is open to interpretation and, potentially, abuse. Surely we can safeguard our community from that eventuality by voting against the proposed change.</p> <p>I therefore wish to state my opposition to an approval by the Zoning Board of a change to the city's Comprehensive Plan vis-à-vis Somerset /Academica.</p> <p>Thank you for your consideration.</p> <p><i>Bruce Fitzgerald</i> Bruce Fitzgerald 2842 De Soto Blvd. Coral Gables, FL 33134</p> <p>2011 MAR 19 AM 6:29 CITY OF CORAL GABLES PLANNING DEPARTMENT</p>
28.	03 11 11	Norr J. Nichols Jr., and wife Enid Nichols			X	Object to increased traffic. Too many students in residential neighborhood.



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		627 Palmarito court Coral Gables, FL 33134 enidsnichols@aol.com				
29.	03 11 11	Alfredo & Lourdes Wongden 3500 Riviera Drive Coral Gables, FL 33134 Roosterhen007@yahoo.com			X	<p>A larger Charter School is not in the best interest of our area. We need to improve our public schools that we already have.</p> <p>The answer is not to keep creating new schools.</p> <p>The dollars should go with the child and the decision of what school to attend as well – another issue.</p>
30.	03 11 11	Alfredo r. del Portillo 639 Velarde Avenue Coral Gables, FL 33134		X		<p>We do need alternatives to send our children to school.</p> <p>I do not have children as yet but location is great for when I do.</p>
31.	03 11 11	Alonso J del Portillo 639 Velarde Avenue Coral Gables, FL 33134		X		<p>It is within walking distance to pick up my grandchildren after classes.</p> <p>Have not noticed crowds at any time at location.</p>
32.	03 11 11	Zonia L. de Portillo 639 Velarde Avene Coral Gables, FL 33134 zoniadp@gmail.com		X		<p>It is my understanding that the academic achievement for this charter school has been great!</p> <p>Further the proximity to the library and the Youth Center makes an ideal combination! My grandchildren will be able to visit us every day!</p>
33.	03 11 11	Anthony Buhey and Terry Hansen 444 Malaga Avenue Apt. 3 Coral Gables, FL 33134 ttouhey@bellsouth.net	X	X		

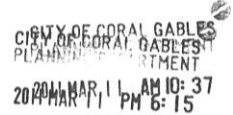

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34.	03 11 11	Patricia Singleton 3421 Riviera Drive Coral Gables, FL 33134			X	<div style="text-align: right;">             2011 MAR 11 AM 10: 37         </div> <p>February 14, 2011</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> </div> <div> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> </div> </div> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance.</p> <p>Importantly, the 1977 Ordinance limited the use of University Baptist Church's property for its "pre-kindergarten Nursery School and Mother's Day Out Program" "to not more than 110 children".</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <div style="text-align: center;">             (Name)            (Address) 3421 Riviera Dr.                              Coral Gables, FL 33134         </div>

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35.	03 11 11	Scot Singleton 3421 Riviera Drive Coral Gables, FL 33134			X	<div style="text-align: right;">  </div> <p>February 14, 2011</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> </div> <div> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> </div> </div> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance.</p> <p>Importantly, the 1977 Ordinance limited the use of University Baptist Church's property for its "pre-kindergarten Nursery School and Mother's Day Out Program" "to not more than 110 children".</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <div style="text-align: center;">         (Name)        (Address)        3421 RIVIERA DR     </div>
36.	03 12 11	Maria (Maite) Halley 821 Malaga Avenue Coral Gables, FL mbhalley@comcast.net			X	<p>From: Maite &lt;mbhalley@comcast.net&gt; To: Olazabal, Carmen Sent: Sat Mar 12 12:38:10 2011 Subject: Zoning Change for Academica Dear Ms. Olazabal,</p> <p>As a resident of the City of Coral Gables, I want to express my opposition to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p>

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						<p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in direct violation of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has never been used in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote against the proposed change.</p> <p>Sincerely yours,            Maria (Maite) Halley            821 Malaga Ave.            Coral Gables, FL</p>
37.	03 13 11	Juanita Castro 710 Catalonia Avenue Coral Gables, FL 33134 jcrbir@aol.com			X	<p>Attached my letter in opposition to proposed change in land use.</p> <p>March 7, 2011</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Mr. Eric Riel, Jr.            Planning Director            City of Coral Gables            405 Biltmore Way, 2nd Floor            Floor            Coral Gables, FL 33134</p> </div> <div> <p>Ms. Carmen Olazabal            Building &amp; Zoning Director            City of Coral Gables            405 Biltmore Way, 3rd            Coral Gables, FL 33134</p> </div> </div> <p>Re:      Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my opposition to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in direct violation of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has never been used in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p>

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						<p>We ask that you vote against the proposed change.</p> <p>Sincerely yours,  Juanita Castro  710 Catalonia Avenue  Coral Gables, FL 33134</p>
38.	03 13 11	Anna Louise Fulks 717 Santander Avenue Coral Gables, FL 33134-6524 alfulks@earthlink.net				<p>From: "Anna Louise Fulks" &lt;alfulks@earthlink.net&gt;  Date: March 13, 2011 7:01:01 PM GMT-04:00  To: &lt;coejack@bellsouth.net&gt;, &lt;jeffreyf@flanagan-williard.com&gt;, &lt;Robert@beharfont.com&gt;, &lt;jsalman@c3ts.com&gt;, &lt;eibi@bellsouth.net&gt;, &lt;patkeon@aol.com&gt;, &lt;colazabal@coralgables.com&gt;, &lt;eriel@coralgables.com&gt;  Subject: Fw: Coral Gables Neighborhood School Alliance letter dated 3/13/2011 re: Somerset Gables/Academica charter school</p> <p>Ladies and Gentlemen. . . I have taken the privilege of forwarding to all of you a copy of my email to the Editor of The Miami Herald. . . rather than writing to you individually. . . in response to a full page letter dated 03/13/2011 of Sunday's edition of the Neighbor's Section of The Miami Herald regarding Somerset Grace Academy Charter School of Coral Gables.. The writer represents the Coral Gables Neighborhood School Alliance. I represent myself as a long time interested resident of Coral Gables and taxpayer.</p> <p>As it relates to the above. . . I have received a City of Coral Gables Public Hearing Courtesy Notice for a Change of Land Use, Conditional Use and Site Plan Review for Somerset Grace Academy Charter School of Coral Gables which was to have been held on March 23rd, 2011 at the War Memorial Youth Center Auditorium but understand that it has been postponed until April 13th, 2011 at the same place and same time.</p> <p>I am asking you individually and collectively to honor the laws, ordinances, and covenant that were put in place many years ago by the City of Coral Gables and the Trustees of University Baptist Church. I believe that Judge Jennifer Bailey's ruling was correct in keeping the student population to not more than 110 children and a staff of not more than 18 according to our zoning laws. I pray that you will honor her ruling and keep Coral Gables as a "City of Neighborhoods".</p> <p>Sincerely  Anna Louise Fulks</p> <p>From: Anna Louise Fulks  Sent: Sunday, March 13, 2011 2:58 PM  To: ChristinaMayo05@aol.com  Subject: Fw: Coral Gables Neighborhood School Alliance letter dated 3/13/2011 re: Somerset Gables/Academica charter school</p> <p>From: Anna Louise Fulks  Sent: Sunday, March 13, 2011 2:49 PM  To: HeraldEd@MiamiHerald.com ; Michael Murphy</p>

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## Proposed Somerset Grace Academy Charter School Public Hearing Comments

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					<p>Subject: Coral Gables Neighborhood School Alliance letter dated 3/13/2011 re: Somerset Gables/Academica charter school</p> <p>I believe most people want a good education for their children just as I believe that those same people want to respect the laws that have been set down to protect neighborhoods. With this said. . . the letter writer of March 13th, 2011, noted in the Neighbor's Section of The Miami Herald entitled Coral Gables Neighborhood School Alliance, as regards the Somerset Grace Academy Charter School of Coral Gables, has left out some important facts which are as follows: In 1968 a Restrictive Covenant signed by three Trustees of University Baptist Church and the City of Coral Gables declared and agreed that (1) That said property will not be leased or rented or used in violation of any ordinances of the City of Coral Gables now in affect or hereinafter enacted; (2) That none of Block 116, as above described, upon which the said covered walkway is to be situated shall be conveyed, mortgaged, or leased separate and apart from each other, and they will be held together as one tract; (3) The undersigned hereby declare that this said covenant concerning the use, enjoyment, and title to said Block 116 above described, and shall constitute covenants running with the land and shall be binding upon the said Trustees and their successors.</p> <p>Ordinance 2252 which was signed on June 28th, 1977 by the City of Coral Gables, Florida and University Baptist Church states that "the hours of operation of such Child Development Center shall be between 8:30am to 2:10pm; the student enrollment shall be limited to not more than 110 children; that the Staff members shall be limited to not more than 18; and that the ingress and egress for the Pre-Kindergarten and Mother's Day Out Program shall be from Segovia Street.</p> <p>When the City of Coral Gables did not allow Somerset Gables/Academica to have more than 110 children and no more than 18 Staff Members. . Somerset Gables/Academica sued the City. The case was brought before Judge Jennifer Bailey who ruled in favor of the City with their set Zoning laws, Ordinances, and Covenant. Comes again Somerset Gables/Academica to the City of Coral Gables asking for a Change of Land Use, Conditional Use and Site plan Review for Somerset Grace Academy Charter School of Coral Gables to allow a maximum of 735 children. What is not stated by the letter writer is the ancillary personnel, i.e. teachers/teacher's aides, cafeteria workers, janitorial workers, administrative offices, garbage/trash pick-up, etc. which would significantly impact the population at the school to approximately 900 people 5 days/per week plus the ensuing traffic and where they will park. What is also not stated by the letter writer is that the pre-K children, which is privately run by Somerset Gables, are dropped off early in the morning hours and are picked up between 6pm-7pm.</p> <p>The traffic study done by Somerset Gables/Academica by a "seasoned traffic engineering firm" was called to task by a seasoned traffic police officer. He stated that what is written on a piece of paper does not factor into the practicality of the actual day to day traffic from a mega school which is what this school would be if zoning changes are allowed. . . a prime example is Somi charter school which the South Miami Commission is now</p>

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						<p>reviewing due to all the traffic impacting feeder streets and the surrounding neighborhoods.</p> <p>Lastly, there are several excellent public schools in the Gables community that have room for children with the controlled choices being Coral Gables Elementary and Coral Gables Prep Middle School as well as Sunset Elementary and Carver Elementary. One of the three of these controlled choice schools has room for children. Other schools available are WestLab, South Miami, and Fairchild. The controlled choice for middle schools are Ponce and Carver which is a magnet school. There is a big difference between “need” versus “want” relating to schools in the Gables community and the zoning, ordinances, and covenant laws that were written to protect neighborhoods. The letter writer might want to check with the Dade County Public School System as regards eligible schools in the Gables community that would not disrupt nor cause animosity in a quiet and established neighborhood.</p> <p>Anna Louise Fulks  717 Santander Avenue  Coral Gables, FL 33134-6524  Telephone: 305 446-7420  email: <a href="mailto:alfulks@earthlink.net">alfulks@earthlink.net</a></p>

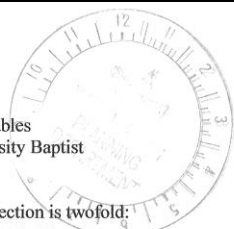
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39.	03 14 11	Andy Elwell 738 Santander Avenue Coral Gables, FL 33134			X	<p>March 7, 2011</p> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has <u>never been used</u> in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <p> Andy Elwell 738 Santander Ave. Coral Gables, FL 33134</p>
40.	03 14 11	Victor and Lisa Hyder 701 Camilo Avenue Coral Gables, FL 33134 vichyder@gmail.com			X	Please see attached.

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					 <p>My family and I vehemently object to the proposed amendment to the Coral Gables Comprehensive Plan that will allow an increase in student population at University Baptist Church from 110 to 735. PLEASE DO NOT ALLOW THIS TO HAPPEN!</p> <p>We live on Camilo Avenue, one block away from the proposed site and our objection is twofold: the obvious being the immediate, negative impact a school of this size will have on our neighborhood and secondly, the potential precedent the amendment change will set for future businesses who could attempt to amend the city's master plan for other private monetary gain.</p> <p>Over the past ten months, others have spoken very eloquently about the repercussions of a 735 student body on our neighborhood. Major issues stand repeating: traffic and increased activity to our residential area. We are especially nervous about the proposed traffic pattern that will wind buses and cars around our house. At a recent "town hall meeting" held at UBC, a police officer from a neighboring city cited his concern based upon professional experience and stressed that traffic during the extended morning and afternoon pick up will present a hardship to this neighborhood.</p> <p>We also are concerned about hours of operation of the building. If it is like any other school, activity will be constant. What about afterschool programs, especially for the middle school students? What about night time open houses and events for parents? This will affect the neighborhood and is not in line with how it was developed.</p> <p>While the focus is the 735 students, what about the number of staff members it will take to support a school this size? Our estimate is that it will add at least another 75 people (teachers, janitors, aides, office staff) driving to the site – where will they park? During Sunday morning during church services, church members are consistently parking along Cardena and on Riviera Drive directly under the No Parking signs - sometimes on private property because there are few options. This will be even worse, we believe, with a school of this size.</p> <p>We moved to this section of Coral Gables just over 3 years ago. My wife and I did extensive research before we used the majority of our life savings to pay over one million dollars for our home. We knocked on doors and found out that many of our neighbors have lived here over 30 years and expressed what a quiet, beautiful section of Coral Gables this is/was. UBC has been a good neighbor. We are EXTREMELY concerned that our investment and our home are now in jeopardy. We are concerned about Somerset Academy parents using the alley way adjacent to our house in the morning and afternoon as a short cut to the school and preventing us from getting out of our own driveway. This is not what we bought into, and certainly not what we believe the City of Coral Gables would support.</p> <p>We are not against the charter school, just a school of that size in that small of a space in our residential neighborhood. We were present at the City Council meeting when the City offered a compromise number of 210 students. We stand in agreement with that option and feel that it is the maximum number the site and neighborhood could support. If the city really does need an additional school of this size, then careful planning must be made to accommodate students – find a space where there can be a field, a library, in a section of town that is more appropriate. I've heard these question being asked several times-- What about fixing West Lab Elementary</p>


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						<p>School since it seems they have the space to accommodate the proposed numbers? What about a space in downtown Coral Gables?</p> <p>Again, our vote is NO on the request to amend the Coral Gables Comprehensive Plan. PLEASE DO NOT ALLOW THIS TO HAPPEN. We love Coral Gables and our beautiful section of the city for what it IS. A school of this size is not appropriate for this neighborhood and neither is a amendment to our city's comprehensive plan that is intended for private gain.</p> <p>Victor Hyder</p>
41.	03 14 11	Isabel Rubio & Elsa Rubio 611 Candia			X	Do not want increased population at a school due to increased traffic issues & student behavior problems in this neighborhood.
42.	03 14 11	Shirley S. Joseph 3711 Anderson Road Coral Gables, FL 33134			X	<p>The area will be subject to enormous traffic problems; ie: parking (the Library will feel the pressure-already is burdened) and so will the Youth Center.</p> <p>The immediate residents have traffic problems now- it will increase.</p>
43.	03 14 11	Drucilla Raymond 731 Aledo Avenue Coral Gables, FL 33134			X	<p>1. Reduced property values</p> <p>2. Noise</p> <p>3. Traffic</p>
44.	03 14 11	William V. & Mina P. Schultes 740 Escobar Avenue Coral Gables, FL 33134 Brokerbill196@gmail.com			X	We definitely feel an increase of students from 110 to 735 would have a detrimental on the neighbor. Road traffic, noise and a decrease in property values are just some of our numerous concerns.

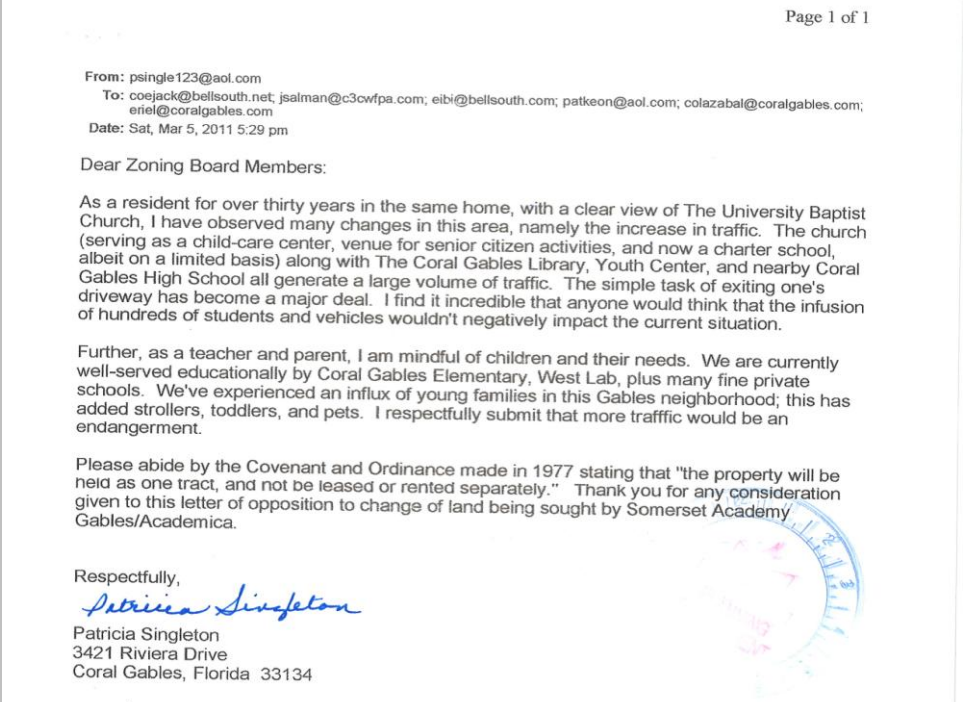
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45.	03 14 11	Grace Perdomo 901 Roderigo Avenue Coral Gables, FL 33134			X	<p>March 7, 2011</p> <div> <div> Mr. Eric Riel, Jr.  Planning Director  City of Coral Gables  405 Biltmore Way, 2<sup>nd</sup> Floor  Coral Gables, FL 33134 </div> <div> Ms. Carmen Olazabal  Building &amp; Zoning Director  City of Coral Gables  405 Biltmore Way, 3<sup>rd</sup> Floor  Coral Gables, FL 33134 </div> </div> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has <u>never been used</u> in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <div>   Grace Perdomo  902 Roderigo Avenue  Coral Gables, FL 33134 </div>
46.	03 14 11	William Baron 3611 Riviera Drive Coral Gables, FL 33134			X	<p>Between Bird Road and University Drive we have Coral Gables High School Dade County Library and the Youth Center. We do not need an additional facility that can bring an additional 735 students to this area.</p> <p>Traffic on Riviera Drive is getting more congested every day.</p>
47.	03 14 11	James & Vivian Williams 648 Palermo Avenue Coral Gables, FL 33134 vivian@canteratax.com			X	<p>Strongly object and we expect the commission to fulfill its duty and deny this request. Alternatively, we suggest all commissioners have to be at St. Theresa at 3:00 p.m. and see the undertaking of the daily parking struggle that exists. And they are less students then Somerset is requesting to be allowed?</p>

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48.	03 14 11	F. Scott and Patricia Singleton 3421 Riviera Drive Coral Gables, FL 33134 psingle@aol.com			X	<p>We strongly oppose to any change to the Covenant and Ordinance of 1977, namely, changing zoning to accommodate Somerset Academy in expanding their school. A letter to Zoning Board Members was emailed on 3/5/11; it explained our position in opposing this proposal.</p> 
49.	03 15 11	3010 Segovia Street Coral Gables, FL			X	<p>Way too – too many student – big for the size area! No Way!</p> <p>Plus cars come down Segovia too fast for a school that size.</p>
50.	03 15 11	Karen Cole and Wayne Cole 570 University Drive Coral Gables, FL 33134	X	X		
51.	03 15 11	Jose A. & Neuma Sanchez 3315 Toledo Plaza Coral Gables, FL 33134 Casasanchez_1988@yahoo.com			X	<p>We highly object to this school in this area. We have no problem to the actual zoning of "Religious".</p> <p>I refuse to return this form to Somerset Charter School; therefore directing ourselves to the City Zoning Department.</p>
52.	03 15 11	Otavio Bueno and Patricia Maraghano		X		<p>We fully support this application – with absolutely no reservation! Somerset Academy Gables has already shown that it truly is a model as a school – committed to the highest</p>

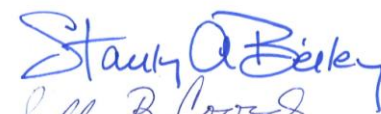

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		3635 Riviera Court Coral Gables, FL 33134 obueno@miami.edu				standards of teaching and community involvement. Not only Coral Gables will be a better place to live because of the many opportunities Somerset Gables will offer to our City, but also we can be assured that the next generation of citizens of our community will be in excellent hands. The more students that can benefit from the school, the better!
53.	03 15 11	Mr. and Mrs. Isorez 3237 Riviera Drive Coral Gables, FL 33134 duprelaure@yahoo.fr			X	I object with this project because of the traffic that will overly increase with the students coming from 110 to 735. I chose Coral Gables for the peace and tranquility, and all of that will be comprised. Coral Gables has a very good prestige and with this school the houses values will be greatly decreased and additionally damage the cleanliness of our friendly neighborhood.
54.	03 15 11	Cade & Porter Cannon 748 Palermo Avenue Coral Gables, FL 33134 Pgcannon@gmail.com		X		Support the school!
55.	03 15 11	Jose L. & Ada Castellanos 724 Palermo Avenue Coral Gables, FL 33134 addyandpepe@aol.com	X		X	
56.	03 15 11	Sally B. Coords & Stanley A. Bailey 3409 Anderson Road Coral Gables, FL 33134 scoords@bellsouth.net			X	Why bother to go through the time and expense to formulate a comprehensive zoning plan if significant variances and exceptions which violate the plan are seemingly routinely granted. If that is the City policy why not abolish all zoning!  I am against this change of land use.

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						<p>March 7, 2011</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> </div> <div> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> </div> </div> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has <u>never been used</u> in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <div style="text-align: right;">     <small>(Name)</small>  <small>(Address)</small>  <p>Sally B. Coords / STANLEY A. Bailey 3409 Anderson Rd. Coral Gables, FL 33134</p> </div>
57.	03 15 11	Robert Grampera and Miriam Mayo 1540 Cecilia Avenue Coral Gables, FL 33146 usedguitar@aol.com			<b>X</b>	I oppose the school expansion. 110 is sufficient.

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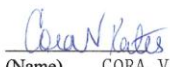


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58.	03 15 11	Cecilia & Fernando Reategui 3625 Anderson Road Coral Gables, FL 33134 Cecilia.reategui@bakermckenzie.com			X	The streets adjacent to the subject property do not have the capacity to hold the traffic expected to be generated by the increase in the number of students. Further, the adjacent streets are all a "residential" area, which would be greatly disturbed by the increased traffic. Thus, we strongly OBJECT to the petition submitted by Somerset Grace Academy Charter School.
59.	03 15 11	Lester G. Kates 3611 Durango Street Coral Gables, FL 33134			X	<p>March 7, 2011</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> </div> <div> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> </div> </div> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has <u>never been used</u> in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <div style="text-align: center;">         (Name) LESTER G. KATES        (Address) 3611 Durango Street        Coral Gables, FL 33134     </div>

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60.	03 15 11	Cora V. Kates 3611 Durango Street Coral Gables, FL 33134			X	 <p>March 7, 2011</p> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has <u>never been used</u> in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <p> (Name) CORA V. KATES (Address) 3611 Durango Street Coral Gables, FL 33134</p>
61.	03 15 11	Julian & Olga Martinez 3294 Riviera Drive Coral Gables, FL	X		X	
62.	03 15 11	Mina P. Schultes 740 Escobar Avenue Coral Gables, FL 33134 mpschultes@gmail.com			X	The "land use" was originally specified to keep the character of a neighborhood community. Changing it would greatly alter the zoning from its intentions and would not be beneficial for Coral Gables. I'm definitely opposed.
63.	03 15 11	Louan Zagarino			X	From: Louanzag@aol.com [mailto:Louanzag@aol.com]

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		731 Anastasia Avenue Coral Gables, FL 33134 louanzag@aol.com				<p>Sent: Tuesday, March 15, 2011 11:16 AM  To: coejack@bellsouth.net; jeffreyf@flanagan-williard.com; robert@beharfont.com; jsalman@c3ts.com; eibi@bellsouth.net; patkeon@aol.com; wkerdyk@coralgables.com; wwithers@coralgables.com; whatmeworry535@gmail.com; rcabrera@coralgables.com; donslesnick@coralgables.com  Cc: colazabal@coralgables.com; eriel@coralgables.com; psalerno@coralgables.com  Subject: New Zoning for University Baptist Church</p> <p>Dear Zoning Board Members, Commissioners, Mayor, and City Manager.</p> <p>Sixty two years ago my mother and father built a house in this Neighborhood and raised my brother and me there. Presently my son and his wife live in this house and are raising their children there. So, for four generations we have lived happily with a church near by. When I was widowed I moved back to this lovely neighborhood.</p> <p>However, Sunset Academy/Academica have decided they should have a school of over 735 children there. The Commission turned them down and said they had to abide by the Ordinance of 1965 and the Covenant of 1977 which stated a pre-kindergarten - mothers day out for 110 children, and no leasing any part of the building. They sued the City in court and lost. So, now they are trying a different strategy.</p> <p>They would like to change the Comprehensive Plan of Coral Gables. Merrick himself deeded this land for a Church. They want to change it to Community Facility. This designation is so broad that even a jail or a utility plant could be put there. Probably for this reason, this designation has NEVER been used in Coral Gables. I feel that this neighborhood is NOT the place to try this out for the first time. To put this on the books with "restrictions" would be a very bad idea. This obviously does not work as the example of the Restrictive Covenant signed by the Church and the City in 1968 and the Ordinance signed in 1977 have not been followed.</p> <p>The fact that Coral Gables does not need another school, and that the number they are asking for would be a traffic nightmare, seem secondary to the overall situation of a Zoning Change.</p> <p>This change is unwarranted and would open a Pandora's Box. If this could happen here it could be just the beginning and could spread all over our beautiful City. This is not what we want in our Neighborhood, and I am sure no other Neighborhood would want it in theirs.</p> <p>Therefore I am asking you to please vote against a Zoning Change.</p> <p>Very sincerely,  Louan Zagarino  731 Anastasia Ave, Coral Gables, FL 33134 305-447-2293 louanzag@aol.com</p>
64.	03 15 11	Javier Figueras 720 Anastasia Avenue Coral Gables, FL			X	<p>Attach, please find a letter concerning Somerset Gables.  Thanks for you time, I remain,  Javier Figueras</p>

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		jfigueras@hbo-la.com				<p>March 15, 2011</p> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2<sup>nd</sup> Floor Coral Gables, FL 33134</p> <p>Ms. Carmen Olazabal Building &amp; Zoning Director City of Coral Gables 405 Biltmore Way, 3<sup>rd</sup> Floor Coral Gables, FL 33134</p> <p>Re: Opposition to Proposed Change of Land Use</p> <p>Dear Mr. Riel and Ms. Olazabal:</p> <p>As a resident of the City of Coral Gables, I want to express my <u>opposition</u> to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being sought by Somerset Academy Gables/Academica is in <u>direct violation</u> of the language and intent of the 1968 Covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits to property use to Nursery School and Mother's Day Out Program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has <u>never been used</u> in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>We ask that you vote <u>against</u> the proposed change.</p> <p>Sincerely yours,</p> <p>_____ Javier Figueras 720 Anastasia Ave</p>
65.	03 15 11	Martin Mendiola 3282 Riviera Drive Coral Gables, FL 33134 martin@mendiola.us			X	<p>Attached you will find filled out copy of Hearing Notice.</p> <p>If you have questions or need additional information, do not hesitate to contact me.</p> <p>Comment: Please provide colored map showing neighbors who object vs. not object. I believe zoning issues require that notice be sent to neighbors within a certain distance from the property.</p>

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66.	03 15 11	Mimi F. Martinez 4415 Monserrate Street Coral Gables, FL 33145			X	I'm opposed to any school expansion.
67.	03 16 11	Douglas Feltman & Gwenn McLaughn 627 Camilo Avenue Coral Gables, FL 33134 gmclaugh@med.miami.edu			X	There is no possible way to say that traffic on the surrounding streets will not be affected. The school should remain limited to the original land use restriction. These are quiet streets where even 3 more cars per hour is a major change from baseline. In addition, our street is in terrible disrepair and cannot bear additional traffic. This does nothing for tax base which is need for road repair etc.
68.	03 16 11	Maria T. Sosa 619 Camilo Avenue Coral Gables, FL 33134 mariateresasosa@aol.com			X	<p>March 16, 2011</p> <p>I, Maria T. Sosa, of 619 Camilo Avenue, Coral Gables, FL 33134, mariateresasosa@aol.com, do hereby OBJECT to the request of land use change application made by Somerset Grace Academy Charter School and the expansion of such school.</p> <p>I believe that the land use change requested by Somerset Grace Academy Charter School, along with it's request to expand to 735 students are changes that would negatively impact not only the surrounding neighborhood, but every Coral Gables neighborhood and resident.</p> <p>1) A change in zoning would blatantly disregard the long-established covenant requiring any school at University Baptist to be run by the church and have a maximum of 110 students;</p> <p>2) a change in zoning from "Religious/Institutional" to "Community Services and Facilities" (the first such designation in the history of Coral Gables) would open up endless possibilities for future commercial development on this property;</p> <p>3) such a zoning change would encourage every other church and temple in Coral Gables to request a similar change in order to increase their revenue stream and property value;</p> <p>4) other Coral Gables schools whose student bodies have been capped due to neighborhood concerns would re-apply under the new set of rules;</p> <p>5) without any green space, it would not be too long before Somerset requests use of the Youth Center in order to provide their students the opportunity for health and well-being (this is exactly what Somerset has done in South Miami despite assurances that they would not);</p> <p>6) the frequent evening school activities for 735 families would exacerbate the already-chaotic parking situations at the Library and the Youth Center during their prime hours.</p> <p>This is not simply a not-in-my backyard issue. Any expansion of Somerset Academy and/or change to the existing land use, would hold significant repercussions for the entire city of Coral Gables. Every resident should be aware of the precedent that such a change</p>


<sup>1</sup> Comments are duplicate comments provided to various parties.

## Proposed Somerset Grace Academy Charter School Public Hearing Comments

	Date Received	Name and Address	No comment	No objection	Object	Comments (Verbatim)
						would create, and the impact that it would have on everyone's future quality of life.  Sincerely, Maria T. Sosa 619 Camilo Ave. Coral Gables, FL 33134 305-442-9611
69.	03 16 11	Juan Borges 760 Anastasia Avenue Coral Gables, FL 33134 jborges@biomedicalintl.com			X	By allowing 735 student to attend Somerset Charter School you will destroy the spirit of tranquility that the neighborhood now enjoys furthermore it is unacceptable that you have ever consider the issue.  Please don't do it. Remember who elects you or your bosses. Cell 305-498-7289
70.	03 17 11	Valerie Robbin 730 Palermo Avenue Coral Gables, FL 33134 Flower8349@yahoo.com			X	I feel that jumping from 110 students to 735 students will definitely increase traffic on Segovia and surrounding side streets.  It will also mean adding more people to the staff which will create a need for more parking. Since the church is used for Senior Citizen classes. Won't the enlarged school take away parking from the adult classes?
71.	03 17 11	George Diaz M. D. 616 Camilo Avenue Coral Gables, FL diazguma@gmail.com			X	This will destroy the neighborhood, the library & Youth Center to add 675 students. The parents of these kids are not capable of spending \$ on their kids.  If you want a private school education then take out your wallet. Don't do it on my dime or in my neighborhood!
72.	03 17 11	Floyd & Faith Karuse 641 Palmarito Court Coral Gables, FL 33134			X	

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# Proposed Somerset Grace Academy Charter School Public Hearing Comments

	Date Received	Name and Address	No comment	No objection	Object	Comments (Verbatim)
73.	03 18 11	Paula King 720 Escobar Avenue Coral Gables, FL 33134			X	<p>720 Escobar Ave. Coral Gables FL 33134 March 15, 2011</p> <p>Mr. Eric Riel, Jr. Planning Director City of Coral Gables 405 Biltmore Way, 2nd Floor Coral Gables, FL 33134</p> <p>Dear Mr. Riel,</p> <p>As a long term resident of the City of Coral Gables, I want to express my opposition to the proposed change of land use being sought by Somerset Academy Gables/Academica.</p> <p>I believe that the proposed change of land use being south by Somerset Academy Gables/Academica is in direct violation of the language and intent of the 1968 covenant that runs with the land, as well as its subsequent 1977 Ordinance, which limits the property use to nursery school and a mother's day out program of not more than 110 children.</p> <p>The sought designation, "Community Facility," has never been used in the city of Coral Gables and would be a novel and untested experiment in the middle of a residential neighborhood.</p> <p>I ask that you vote against the proposed change.</p> <p>Sincerely,  Paula King</p> <p>720 Escobar Ave. Coral Gables, FL 33134 305.788.3203</p>
74.	03 18 11	Vivian A. Sanchez 2515 IndianMound Trail Coral Gables, FL 33134 <a href="mailto:vsanchezg@aol.com">vsanchezg@aol.com</a>			X	I vigorously oppose all proposed changes. The changes will significantly reduce & eliminate my ability to use Coral Gables infrastructure and services - roads, sidewalks, parks community center, etc. Coral Gables residents will clearly lose. My tax dollars will be used to benefit a few while deteriorating the quality of life we moved to Coral Gables to obtain.
75.	03 18 11	Francisco and Irma de la Camara 615 Escobar Avenue Coral Gables, FL <a href="mailto:Delacamara1@bellsouth.net">Delacamara1@bellsouth.net</a>			X	Not interested in the headache it would be for the increase from 110 students to 735 students. First of all there is not enough parking to accommodate so many students. People would be parking at Youth Center and library and residential homes in the area. Also the extra traffic would be a major disruption in a.m. and p.m. This area can not provide adequate facilities for the increased number of students.

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